

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.

**HOA/Board Meeting
Minutes
Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
August 13, 2024**

Held at Lake Conroe Hills Community Center

The HOA Meeting was opened at 7:00pm by Lahanna Gwosdz, President.

Establishment of Quorum:

Edward Shelton –President of Home Owners’ Association – Present
Dan Morris, HOA Vice President - Present
Vacant, HOA Secretary
Denise Smith, HOA Treasurer – Present

Jennifer Stanley, Owner – Amity Community Management Group, LLC – Present

Guests:
(Sign in Sheet)

HOA Meeting:

Quorum: Established

New Business: Swearing in of HOA Officers and Board of Directors Members by Ron Pickering.

HOA Officers:

HOA President:
Edward Shelton
HOA Vice President:
Dan Morris
HOA Treasurer:
Denise Smith

Board of Director Positions:

BOD Member Position 1:
Mike Ulery

Adjournment of HOA Meeting 7:03pm

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The Board of Directors Meeting was opened at 7:03pm by President, Edward Shelton.

Establishment of Quorum:

Edward Shelton –President of Home Owners’ Association – Present
Ron Pickering, BOD Director – Present
Mike Ulery, BOD Director – Present
Sarah Blaskey, BOD Director – Absent
Don Beckham, BOD Director – Present
Lahanna Gwosdz, BOD Director - Absent

Jennifer Stanley, Owner – Amity Community Management Group, LLC – Present

HOA/BOD Meeting Minutes: May 14, 2024

Don Beckham moved to waive the reading of the May 14, 2024 HOA/BOD Meeting Minutes and accept them as presented, Second by Ron Pickering. Passed unopposed.

HOA Annual Meeting Minutes: June 11, 2024

Don Beckham moved to waive the reading of the June 11, 2024 HOA/BOD Meeting Minutes and accept them as presented, Second by Ron Pickering, Passed unopposed.

Special Call Board of Directors Meeting Minutes: June 18, 2024

Don Beckham moved to waive the reading of the June 18, 2024 HOA/BOD Meeting Minutes and accept them as presented, Second by Ron Pickering, Passed unopposed.

Financials: June 2024 Fiscal Year End, July 2024 Financials

Discussion: July Financial Reports. Operating Account: \$218,011 Social Committee Funds \$4,522; Reserve Account: \$100,000 CD 13 Month at 4.25%; Capital Improvement \$70,648; Maint. & Repair Fund \$60,959; ACC Deposit Account \$900 Total: \$471,330.

Discussion: Treasurer’s report reviewed. Allen Touchet – Finance Committee

Don Beckham moved to approve the Treasurers Report as presented, Second by Ron Pickering. Passed unopposed.

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Old Business:

Architectural Control Committee:

Improvement Applications: 3

Mowing Committee: - Ron Pickering

6 Lots to be mowed
3 Home force mowed
Tree removal – requote to include hauling off debris.

Don Beckham moved to approve up to \$4,000 to remove and haul off downed tree debris on Common Areas, Second by Mike Ulery. Passed unopposed.

Don Beckham moved to set the force mowing fees at cost +10% for administration, Second by Ron Pickering. Passed unopposed.

Community Center: - Ron Pickering/Denise Smith

Discussion: Supply inventory, ceiling fans on exterior. Animal access hole on front of Community – trap then seal hole.

Duckling Park: Sarah Blaskey – N/A

Discussion: Park equipment – taped off – replace slide & bubble/panel. Bubble has been replaced with plywood for now. Sarah Blaskey will bid out replacement parts.

Sunset Park:

Discussion: Repair downed bollards. Re-install Kiddie Mulch. Irrigation repairs.

Don Beckham moved to approve up to \$5,000 to re-install the Kiddie Mulch at Sunset Park, Second by Ron Pickering. Passed unopposed.

Security Committee:

Discussion: Interviewing options for patrol services.

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Social Committee: - Sarah Blaskey N/A

Gary Oliver – (6-9pm) Music Night at Community Center

Event Schedule:

Easter Event – 3/30/2024 Around 150 in attendance.

Community Garage Sale – 4/6/2024

July 4th Parade – 7/4/2024

Halloween Party – 10/26/2024

Santa & Cookies – 12/7/2024

Marquis Maintenance:

Discussion: Checking fixtures for repairs. Irrigation schedule - Frazier Lawn Svc, to install irrigation system at back entrance – Moon Rd – need bed layout marked.

HOA Legislation Policy Drafts:

Discussion: The Board reviewed the draft Policies prepared by the Attorney.

1. Collection Policy and Payment Plan Schedule
2. Leasing Policy
3. Security Measures Policy
4. Swimming Pool Enclosures Policy
5. Display of Religious Items Policy
6. Bid Solicitation Policy
7. Golf Carts Policy
8. 209 Hearing Policy

Ron Pickering moved to accept the above Association Policies as drafted by the Attorney, Second by Mike Ulery, Passed unopposed.

Any Other New Business:

Discussion: Re-evaluate Frazier Lawn Svc bid for installing flower beds.

Adjourned Board of Directors Meeting 8:23pm

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Next HOA/BOD Meeting

- Tuesday, September 10, 2024
- 7:00pm

Submitted by Jennifer Stanley, September 10, 2024

Approved